

**MINUTES OF LAND USE, PLANNING AND TRANSPORTATION  
HYBRID STRATEGIC POLICY COMMITTEE MEETING**

**HELD ON THURSDAY 29th February 2024 at 5.30p.m.**

**PRESENT**

|  |  |  |
| --- | --- | --- |
| **Members** | **Council Officials** |  |
| Cllr Lyn Hagin Meade (Chair) | Mick Mulhern | Director of Services |
| Cllr Derren Ó Brádaigh (Teams) | Mary Maguire | Senior Executive Officer |
| Cllr Eoin Ó Broin (Teams) | Eoin Burke (Teams) | Senior Planner |
| Cllr Yvonne Collins (Teams) | Hazel Craigie (Teams) | Senior Planner |
| Cllr P Gogarty (Teams) | Gormla O’Corrain (Teams) | Senior Planner |
|  | Susan Sinclair | Administrative Officer |
|  | Anne Hyland | Senior Executive Planner |
|  | Stephen Willoughby | Senior Executive Planner |
|  |  |  |
|  |  |  |
| **Non Elected Members** |  |  |
| N/A | PPN |  |

H1/0224 Item ID:81746 – Minutes of 30th November, 2023

[Minutes of November 2023](../February%202024/Minutes%20of%20November%202023%20Land%20Use%20Planning%20and%20Transportation%20SPC%20Meeting.docx)

Minutes of Land Use Planning & Transportation SPC, held on 30th November, 2023 were proposed by Cllr. Lynn Hagin Meade, seconded by Cllr. Yvonne Collins and **AGREED.**

H2/0224 Item ID:81747 – Update on City Edge

[City Edge Presentation](../February%202024/City%20Edge%20Presentation%20Feb%2024.pptx)

The report as circulated was presented by Mr Eoin Burke, Senior Planner

The presentation focused on:

* A recap on the proposed Variation of Development Plan by both SDCC and DCC
* An update on further studies informing the variation :
  + Undergrounding OH Lines Feasibility Study
  + Seveso Study
  + Energy Feasibility Study
  + Environmental Reports
  + Stakeholder engagement with NTA, LDA, HSA, ESB/Eirgrid and UE
* Strategic Framework – Early Development Areas
* Priority Development Areas – 4 PDAs
* Greenhills (SDCC area)
* Red Cow/Cherry Orchard (mainly SDCC area with small DCC area)
* Naas Road (mainly DCC area with some SDCC)
* Kylemore (DCC area)
* Variation Process and Timelines:
  + Commence Public Consultation in **September 2024.**
  + a) No Material Alteration – Variation decision in **December 2024.**
  + b) With Material Alterations process – Variation decision in **March 2025.**

Queries raised by Cllrs O Bradaigh, Gogarty and Hagin Meade related primarily Seveso Sites, potential for greening initiatives incl use of roofs and PDAs / Commercial space phasing.

### **H3/0224 Item ID:82526 – County Development Plan – Annual Monitoring of Core Strategy**

### [County Development Plan Annual Monitoring Report](../February%202024/2024.02.29%20Annual%20Monitoring%20Report%20SPC%20Presentation.pptx)

The report as circulated and presented by Mr Stephen Willoughby, Senior Executive Planner noted that the monitoring is undertaken in line with the Development Plan Guidelines.

The meeting noted that the purpose of the process is to assess the success with which the development plan is being implemented, and the report was structured as follows:

* Part 1 Residential Monitoring,
  + Overall unit delivery within year 1 of the plan equates to 14% of the target set out in the plan
  + Planning permission granted for private units: 4530
  + Part 8 Social & Affordable Units permitted: 530
* Part 2 Commercial Monitoring
  + Floor area of the developed and occupied commercial floorspace for each industry type identified: 230,220sqm.
  + Planning permissions for business/employment uses (m2 of development: 168,199sqm
* Part 3 Settlement Consolidation Sites
  + High Level Overview Table of progression of Strategic Development Areas of Adamstown SDZ, Clonburris SDZ, Tallaght Town Centre,

Naas Road/City Edge, and Fortunestown Area

Queries raised by Cllr Gogarty and Hagin Meade related primarily to transient site(s) and vacancy rates in commercial properties as recently announced, to which Mr Willoughby and Mulhern responded.

### **H4/0224 Item ID:81744 – Right to Light / Right to View**

### [Right to Light & View](../February%202024/SPC%2029-02-24-%20RTL&V.ppt.pptx)

The report as circulated was presented by Ms Gormla O’Corrain, Senior Planner

The report highlighted that the loss of a view from the landholding of a private individual/company is generally not a material consideration in the assessment of a planning application, and the term “right to light” is generally considered a civil matter between relevant parties and enforceable by the civil courts.

There are some protected views identified in the County Development Plan, and generally these are panoramic landscape views from roadways in the Dublin mountains with all the viewing points sited within the public ic realm.

The Planning Authority is concerned with sunlight and daylight under the broad heading of residential amenities. but is only concerned with habitable rooms – e.g. living rooms, lower standard bedroom. A test is applied for gardens/open spaces – a proportion to enjoy 2 hours of sunlight during Spring Equinox, but there are no hard rules, and just tools used to assist in decision making.

Queries raised by Cllr Hagin Meade and Collins which related to such detail being included in new Members’ Induction Packs and preplanning were responded to.

### **H5/0224 Item ID:81745– Progressing Chapter 9 / 9.9.1 CDP & Public Rights of Way**

[Public Rights of Way Options](../February%202024/SPC_29.02.2024_Public%20Rights%20of%20Way%20Options.pptx)

The report as circulated was presented by Ms. Hazel Craigie, Senior Planner.

Ms. Craigie provided the context: There is a requirement in the Planning Acts under Part II, section 10(2)(o) to include for this objective.

**EDE23 Objective** is in Chapter 9 of the SDCC County Development Plan and currently there is 1 PROW at Lican Weir listed.

The meeting considered options for Councillor engagement on advancing this objective and following discussion with contributions from Cllrs Hagan Meade, Collins and Ó Brion, it was recommended as follows:

To seek to establish a joint SPC sub-committee / working group of both the LUPT & EETD, noting EETD would likely have interest from a tourism / economic perspective.

### **H6/0224 Item ID:82282– Clondalkin LAP – Public Consultation**

[Clondalkin LAP Public Consultation](../February%202024/ClondalkinLocal%20Area%20Plan_2nd%20Consultation_FEB2024.pptx)

The report as circulated was presented by Ms. Anne Hyland, Senior Executive Planner.

The meeting noted that a first round of public consultation took place in March-May 2023 and key issues raised by the public and the community related then to the following:

* Movement and traffic including accessibility and need for improved public transport and active travel
* Desire to protect Cultural and Built Heritage
* Concerns for the Environment, biodiversity and Planting
* Desire for more social and community facilities
* Concerns about inappropriate and over development

Informing Public Consultation, Round 2 is now about to commence with three scenarios having been developed for the purpose of discussing high level options for the future development of the village. These are broadly as follows, with each Scenario including an option for a village enhancement scheme:

* Emphasise Local Vitality
* Emphasise a Healthy Environment
* Emphasise the Heritage of the Village

Ms Hyland advised that ppublic consultation using scenarios as a way of looking at priorities for growth will commence on 29th February, with a recent workshop with schools already held on 22nd February.

* Online survey with accompanying video, leaflet and issues paper will be available on SDCC portal 29th Feb – 28th March
* Round table workshops will be held as follows:
  + - * The Round Tower Centre, 7th March from 7.00-to 8.30pm
      * Aras Chrónáin , Watery Lane, 13th March from 7-00-8.30pm

### **H7 AOB /0224 Item ID:82498 – Review of Naming of Infrastructure Policy**

[Review of Naming of Infrastructure Policy](../February%202024/Review%20of%20NoI%20Policy.pptx)

The report as circulated was presented by Ms Mary Maguire, Senior Executive Officer.

The meeting noted the policy was developed in 2016 and was due for review for the following reasons:

* Considered prudent to provide for an additional step in the recommendation process ie recommendation from NIC to OP&F prior to any recommendation being presented to full Council.
* Review an earlier the decision on removal of the 50 years clause (public exposure following court cases etc)
* Nominal revision on role of NIC in relation to memorials (Trees / Benches) and plaques in Council owned buildings and places

**Date of next meeting**

It was advised that the next SPC meeting date is scheduled for **30th May 2024** – the last Thursday of May 2024. However, this is subject to change due to the timing of Local elections 2024

Meeting concluded at 7.05pm.